

STAFF REPORT
April 25, 2006

No. 06VE007 - Vacation of Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	FMG Engineering for Bill Freytag
REQUEST	No. 06VE007 - Vacation of Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 10 of Block 4, CHMH Subdivision, located in the NW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota,
PARCEL ACREAGE	Approximately .224 acres
LOCATION	East of Brooke Street and north of Northridge Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Mobile Home Residential 2 District
South:	Low Density Residential II District
East:	Low Density Residential II District (Planned Residential Development)
West:	Mobile Home Residential 2 District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/5/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of Drainage Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Drainage Easement request to vacate a portion of a 20 foot wide major drainage easement located in the northern portion of the subject property. In particular, the applicant is proposing to vacate the southern six feet of the 20 foot wide major drainage easement.

Currently, a single family residence is located on the property. In addition, a retaining wall has been constructed in that portion of the drainage easement proposed to be vacated.

The property is located east of the intersection of Brooke Street and Northridge Drive on the north side of Northridge Drive.

STAFF REVIEW:

Staff has reviewed the Vacation of Drainage Easement request and has noted the following considerations:

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Drainage Easement: As previously indicated, a 20 foot wide drainage easement is located in the northern portion of the subject property. The applicant has submitted drainage information demonstrating that the remaining 14 foot wide major drainage easement will accommodate the drainage through the site. As such, staff is recommending that the Vacation of Drainage Easement request be approved.